

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Michael Zuro
515 Seabreeze Blvd.

Case #: 113-R-01

Date: 10/23/01

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Insufficient stacking (44 ft. required) is provided at the entrance of this site. A 22 ft. stacking distance is required on the out bound exit (from property line) per ULDR 47-20.
3. Discuss the re-orientation of the dumpster to align more to the west so garbage truck can access it by driving through the bypass lane (which would need widening to 15 ft. and larger radius to allow this).
4. A wider than five (5) foot walkway should be provided along Seabreeze due to the high demand for pedestrian access. A seven (7) or ten (10) foot walk is typically suggested on the beach along A-1-A.
5. A stop sign and bar shall be placed at the exit onto Seabreeze at the property line.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Michael Zuro

Case #: 113-R-01

Date: 10-23-01

Comments:

- 1) Flow test required.
- 2) Fire sprinkler system required at permit.
- 3) Civil plan needs to show the fire mains for the future required building fire sprinkler system and the required 3806 SFBC dock protection system.
- 4) Floor plans for the upper levels required.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Michael Zuro

Case #: 113-R-01

Date: October 23, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Michael Zuro

Case #: 113-R-01

Date: 10/23/01

Comments:

1. Verify the plant material used. The "Silver Buttonwood" should probably be "Green Buttonwood" or a similar species.
2. Provide a street tree scheme for the A.1.A. frontage.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Michael Zuro

Case #: 113-R-01

Date: October 23, 2001

Comments:

1. Provide a parking budget for all existing and proposed uses for the entire building and floor plans for all floors.
2. Provide a site plan showing and describing all off site parking areas and agreements.
3. Provide a list what tenants and the type of business in which each is engaged. The SBMHA district does not permit office use unless it is accessory to a permitted use.
4. The second floor of this building needs to be added to this request, and the additional square footage created by enclosing the second floor patio must be acknowledged as new floor area. A use that is permitted in the SBMHA must be proposed for the second floor. Additional parking must also be identified to qualify the additional floor area.
5. The landscape permit has not been obtained to comply with the previously approved dive boat application. If the permit is not obtained this project cannot receive final DRC sign-off.
6. The landscape plan and the site plan do not match, correct the site plan and landscape plan.
7. Dimension drive aisle and parking spaces.
8. If a fourth floor are not part of this application, remove all references to a fourth floor from all plan sets.
9. Provide a copy of the most current recorded plat for the proposed site and all subsequent amendments.
10. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.

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11. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Michael Zuro

Case #: 113-R-01

Date: 10/23/01

Comments:

The site / first floor plan suggests that at existing stair number two, an alcove exists with a recessed door and no access control of the stairs and no access control at the upper levels. If this is correct presentation of conditions, the existing design needs to be altered to provide for access control and elimination of the alcove.

The north wall lacks any form of natural surveillance of persons using the sidewalk. What design and or organized / mechanical concepts will be used to off-set this design characteristic.

The parking lot lighting and the trees in the lot should not conflict. That is, the lighting should not be positioned so as to have the lumens blocked by the tree's canopy.

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Division: Redevelopment Services
 Marine Facilities

Member: Chuck Adams
 759-6854

Project Name: Michael Zuro

Case No. 113-R-01

Date: October 23, 2001

Comments:

The City Commission has requested that beach development projects be presented to the Beach Redevelopment Advisory Board for informational purposes.

To be scheduled on the November 19, 2001 meeting of the Board, please contact prior to November 2, 2001, the Boards staff liason:

Chuck Adams, Manager
Redevelopment Services and Marine Facilities
101 NE 3 Avenue
Fort Lauderdale, FL 33301
954 759-6854
e-mail: chucka@ci.ftlaud.fl.us

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Michael Zuro

Case #: 113-R-01

Date: 10/23/01

Comments:

1. Provide a site and key plan showing the locations of all existing parking and city parking provide with an agreement on the site plan.
2. Provide parking calculations for existing building with a restaurant verse the parking requirement for the proposed retail use.
3. Landscape plan indicates a new 4th floor addition discuss with applicant.
4. Discuss balcony enclosure violation and additional square footage with applicant and Planning representative.
5. In accordance with section 47-12.5 SBMHA district office is not a permitted use.